

# Special Exception Application



Planning Building and Development  
Room 166, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, Virginia 24011  
Phone: (540) 853-1730 Fax: (540) 853-1230

Application Checklist: ☒ Application Form  
☒ Written Narrative  
☒ Development Plan - N/A  
☒ Elevation - N/A  
☒ Filing Fee

Date: 8/12/15

## Property Information:

Street Address: 3128 Willow Rd NW  
Official Tax No(s): 2540305  
Size of Property (acres or square feet): .1939 acres / 8445 sq ft  
Base Zoning District: Grove Park - R-5 ☒ Overlay Zoning District: ☐  
Request for a special exception as set forth in Section 36.2-560(c), Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request:

Homestay Permit: To use personal residence to host up to two travelers at a time using AirBnb.com.

## Applicant Information:

Name: Keisha Graziadei-Shup Phone Number: 540-915-1043  
Address: 3128 Willow Rd NW E-Mail: keisha.graziadei@gmail.com

Applicant's Signature:

## Owner Information:

Name: keisha Graziadei-Shup Phone Number: 540-915-1043  
Address: 3128 Willow Rd NW E-Mail: keisha.graziadei@gmail.com

Owner's Signature:

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

Secretary to the Board's Signature

8/13TH/15  
Intake Date

9/9W/15  
Public Hearing Date



## **Written narrative and development plan for special exception application**

We, the owners of the property at 3128 Willow Road NW, Roanoke, VA 24017, live here and would like to leverage the sharing economy utilizing AirBnb.com to help cover living expenses by renting out our spare bedroom for temporary stay to travelers.

The proposed project follows section 36.2-560 (c) code per the requirements.

Lodging guests will not alter the appearance of the surrounding neighborhood in any way. The project does not create an unusual demand on public water or sanitary sewer services that exceed the design and capacity of these systems as we can only accommodate up to two people extra and rarely for more than five days in a row.

Because of the low number of guests we can accommodate, the operation will not generate traffic on neighborhood streets or main roads that exceeds the design capacity of such streets, nor does it create a dangerous traffic problem by virtue of driveway location, site clearance, driveway slope, or any other factors.

The use does not increase the flood potential in the surrounding neighborhood and is also in conformance with the setback, yard, frontage, lot area, parking, signage, screening, shading, etc.

Also, the use of our private home as lodging for travelers furthers the intent of the City's Comprehensive Plan by bringing business to local business owners and also exposure to less popular parts of town. More (safe) activity and exposure in a neighborhood means more neighborhood surveillance, making a neighborhood safer. Needing to entertain guests requires us to take good care of our property, increasing the real estate value of our home as well as for the neighborhood.

Further, the ability for us to leverage the sharing economy means time freed up so that we can volunteer for causes that make Roanoke better. This money is partly responsible for my ability to start up a nonprofit bilingual news and resource publication, LaConexionVa.org, to strengthen, cultivate, and leverage cultural diversity in our region.

## **Development Plan**

N/A – No development plan is necessary, as we will not be developing our property for proposed usage. The property is functional and serves the proposed purpose as it is.